

173.0

0005

0004.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

776,900 / 776,900

USE VALUE:

776,900 / 776,900

ASSESSED:

776,900 / 776,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		ABERDEEN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KELLY RITA F	
Owner 2:	
Owner 3:	

Street 1: 48 ABERDEEN RD
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
StProv: Cntry:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 2335 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	6									407,401						407,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							115422
							GIS Ref
							GIS Ref
							Insp Date
							06/18/18

PREVIOUS ASSESSMENT

Parcel ID 173.0-0005-0004.A										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	366,100	3400	5,400.	407,400	776,900	776,900	Year End Roll	12/18/2019
2019	101	FV	279,700	3400	5,400.	401,600	684,700	684,700	Year End Roll	1/3/2019
2018	101	FV	279,700	3400	5,400.	308,500	591,600	591,600	Year End Roll	12/20/2017
2017	101	FV	279,700	3400	5,400.	291,000	574,100	574,100	Year End Roll	1/3/2017
2016	101	FV	279,700	3400	5,400.	267,700	550,800	550,800	Year End	1/4/2016
2015	101	FV	272,800	3400	5,400.	250,300	526,500	526,500	Year End Roll	12/11/2014
2014	101	FV	272,800	3400	5,400.	230,500	506,700	506,700	Year End Roll	12/16/2013
2013	101	FV	272,800	3400	5,400.	230,500	506,700	506,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMAS J KELLY	24147-131		1/10/1994		99	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2012	1347	Manual	20,500	C				
12/19/2000	947	Re-Roof	1,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2018	MEAS&NOTICE	BS	Barbara S
4/19/2013	Info Fm Prmt	EMK	Ellen K
11/20/2008	Measured	345	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
1/1/1989		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION

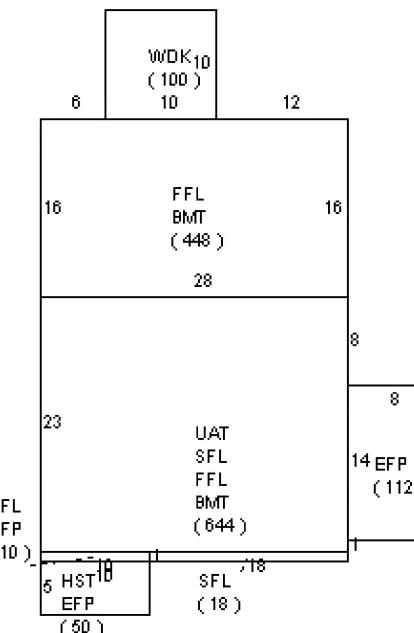
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	10%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY/BRICK	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH

Sum Area By Label :
 EFP = 172
 FFL = 1092
 BMT = 1092
 SFL = 872
 UAT = 644
 WDK = 100
 HST = 50

GENERAL INFORMATION

Grade: C - Average

Year Blt: 1938 Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct:

Fact: .

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD

Prim Int Wall: 2 - Plaster

Sec Int Wall:

%:

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors:

%

Bsmnt Flr: 4 - Carpet

Subfloor:

Bsmnt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 5 - Steam

Heat Sys: 1

% Heated: 100

% AC:

Solar HW: NO

Central Vac: NO

% Com Wall

% Sprinkled:

MOBILE HOME

Make:

Model:

Serial #:

Year:

Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1938	26.96	T	40	101			3,400		3,400

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 4
	Baths: 1	HB: 1

OTHER FEATURES

Kits: 1	Rating: Good
A Kits:	Rating:
Fpl: 2	Rating: Average

WSFlue: Rating:

CONDO INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

DEPRECIATION

Phys Cond: GD - Good

Functional:

Economic:

Special:

Override:

Total: 18.6 %

CALC SUMMARY

Basic \$ / SQ: 125.00

Size Adj.: 1.23692000

Const Adj.: 1.00289965

Adj \$ / SQ: 155.063

Other Features: 86000

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 449734

Depreciation: 83651

Depreciated Total: 366083

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit

RMS

BRS

FL

Totals

1

8

4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,092	61.640	67,308	BMT	100	RRM	50	A	
FFL	First Floor	1,092	155.060	169,329						
SFL	Second Floor	672	155.060	104,203						
EFP	Enclos Porch	172	43.180	7,427						
UAT	Upper Attic	161	62.030	9,986						
WDK	Deck	100	16.050	1,605						
HST	Half Story	25	155.060	3,877						
	Net Sketched Area:	3,314		Total: 363,735						
Size Ad	Gross Are	1789	3822	FinArea 2335						

SUB AREA DETAIL**IMAGE****AssessPro Patriot Properties, Inc**